

South Downtown Planning Area: Chinatown/ International District Neighborhood

Presentation to the City
Council Committee on the
Built Environment

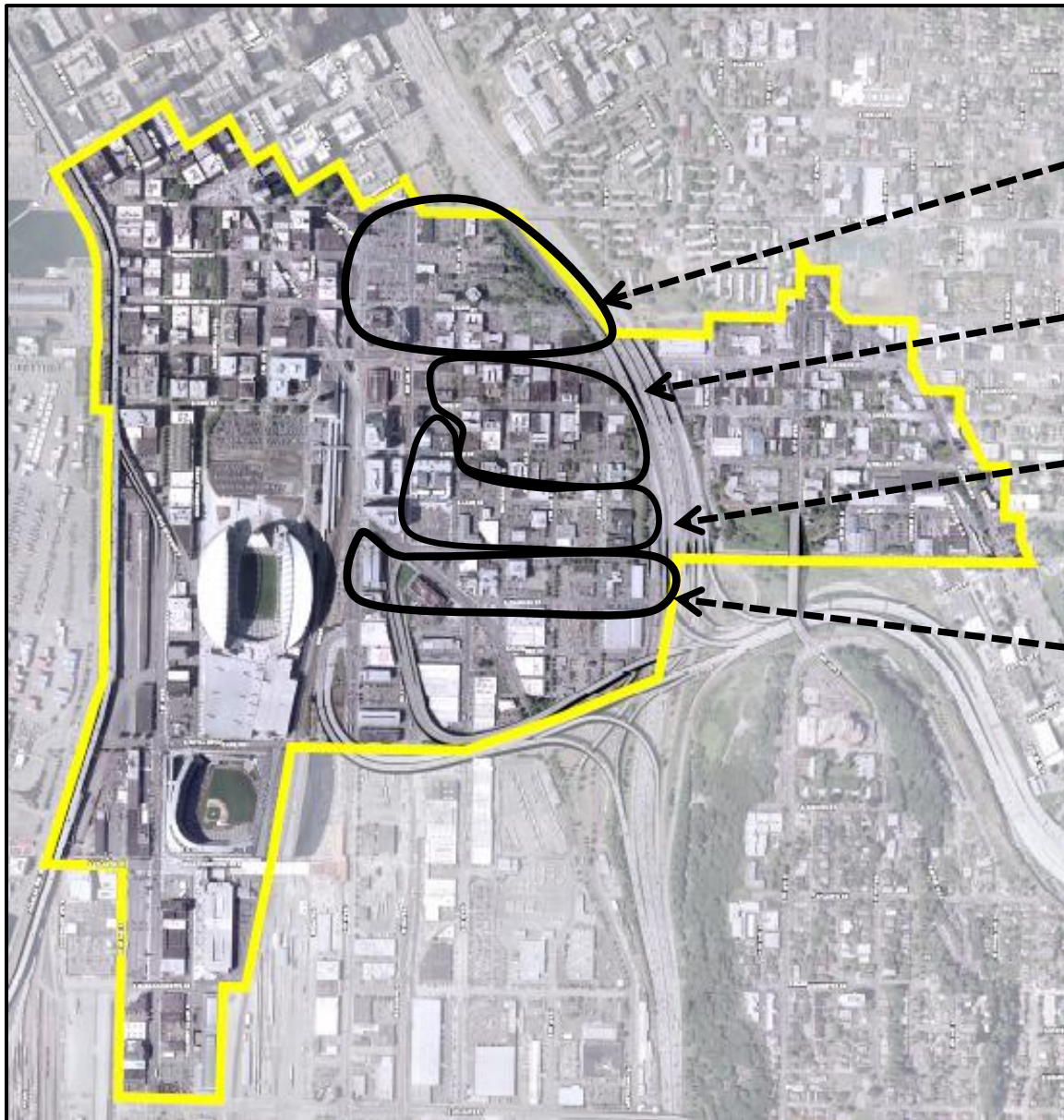
June 23, 2010



Objectives & Themes

- Preservation of historic & cultural resources
- Residential neighborhood areas
- Affordable housing
- Small businesses
- Transitions in land use
- Public realm environment





Japantown

Chinatown/ID Core

South of South
Weller Street

South of Dearborn
blocks

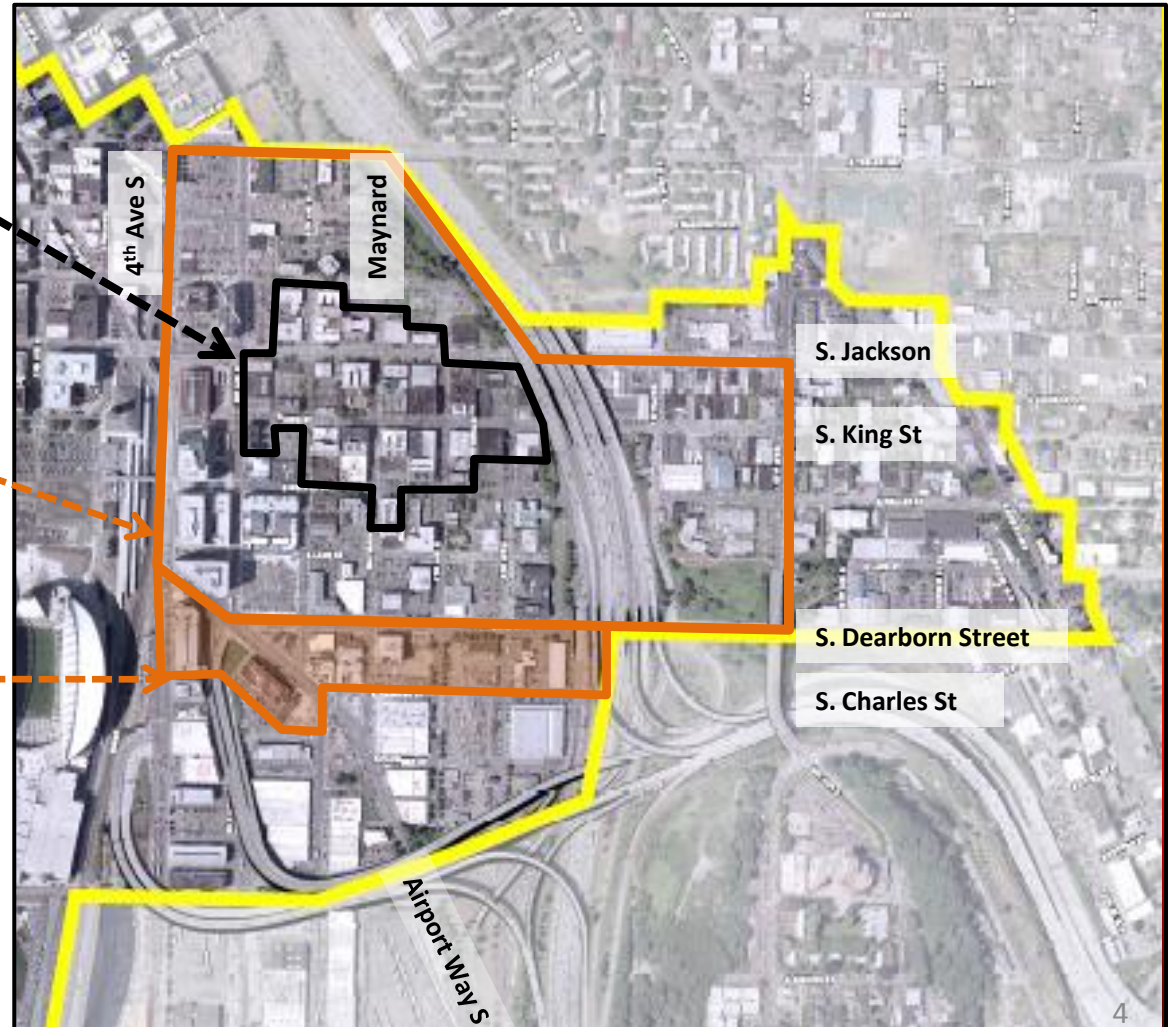
South Downtown
Planning Area

Historic Review

Seattle Chinatown
National Register
Historic District

International Special
Review District

Area proposed for
expansion of ISRD



Chinatown/ I.D. Core



International District Mixed
IDM 75-85

Retain zoned heights and densities

South Downtown Historic TDR/ TDP

Existing historic review and street-level use requirements



Blue boxes indicate the approximate location of historic-contributing structures

South of S. Weller Street



IDM 75/ 85-150

Retain Commercial FAR

Up to 150' for residential

Green streets

Pedestrian street designations
outside the core area



South of S. Dearborn Street



IDM 150/ 85-150

Higher commercial FAR

Up to 150' for residential or commercial

Extend boundaries of review district

Japantown



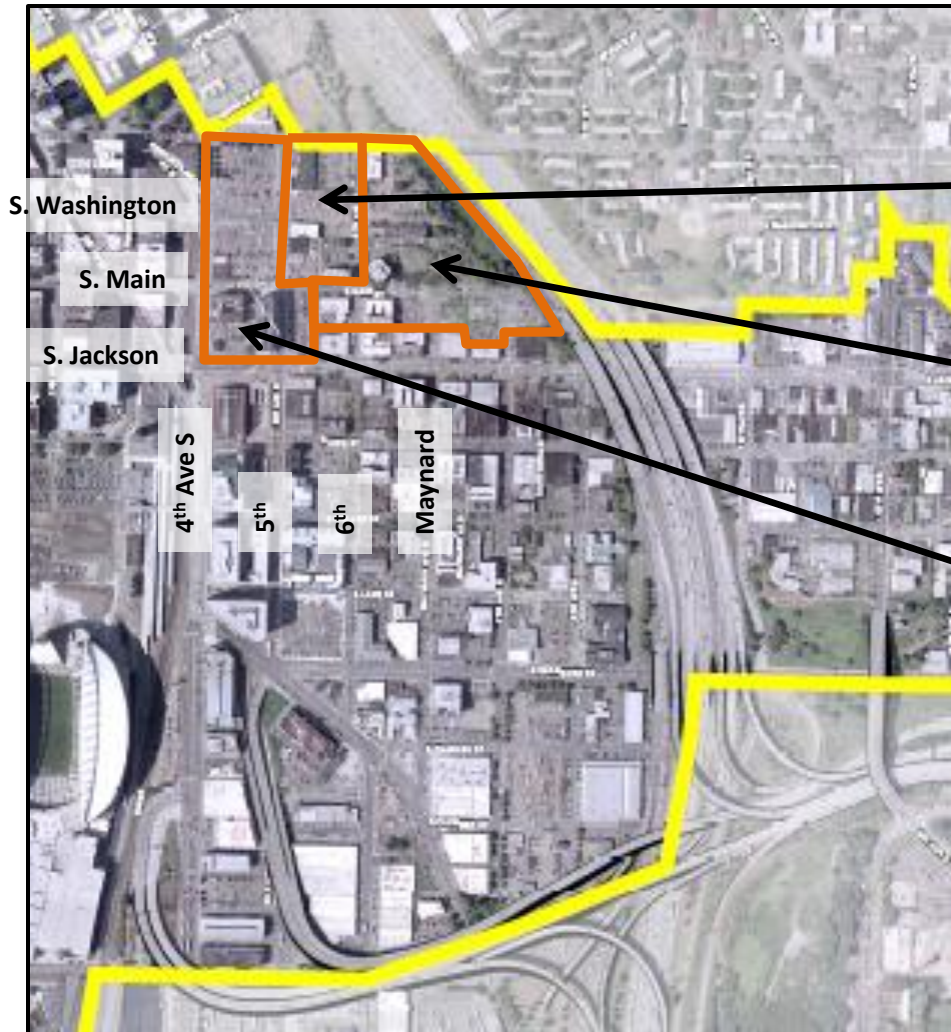
IDR (International District Residential) Zones

Retain base height and commercial FAR limits

Development standards:
control building bulk
allow flexibility
street frontage



Japantown



IDR 45/125-240

- Residential up to 240

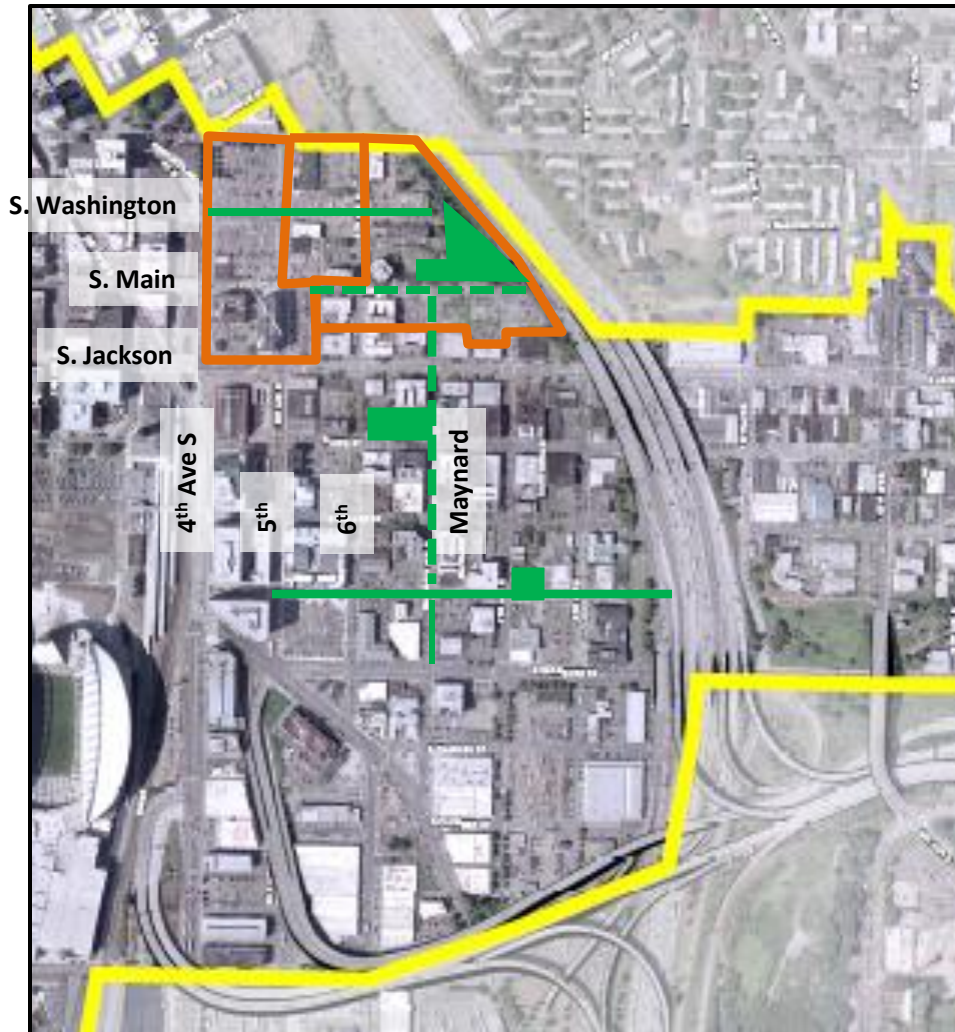
IDR 150

- Residential focus

IDR/C 125/150-240

- Greater allowance for commercial
- Residential up to 240

System of Green Streets



Areas of residential density

- Enhance pedestrian circulation
- Create open space
- Maximize landscaping

Prioritizes street functions --
part of system of streets

Japantown:

- pedestrian-level
- views from Kobe Terrace Park

*Dashed green lines indicate existing green streets.
Solid green lines indicate proposed green streets.*

System of Green Streets: Maynard & Lane



Concept Plan in 2009

Community advisory
committee

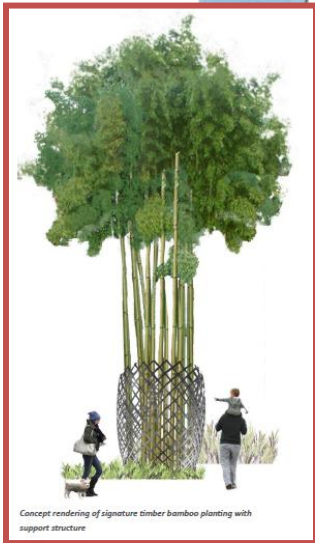
Right of Way Improvements
Manual in 2010

Candidate: Bridging the Gap

System of Green Streets: Maynard & Lane



Maynard Ave. S. during street closure for festival event



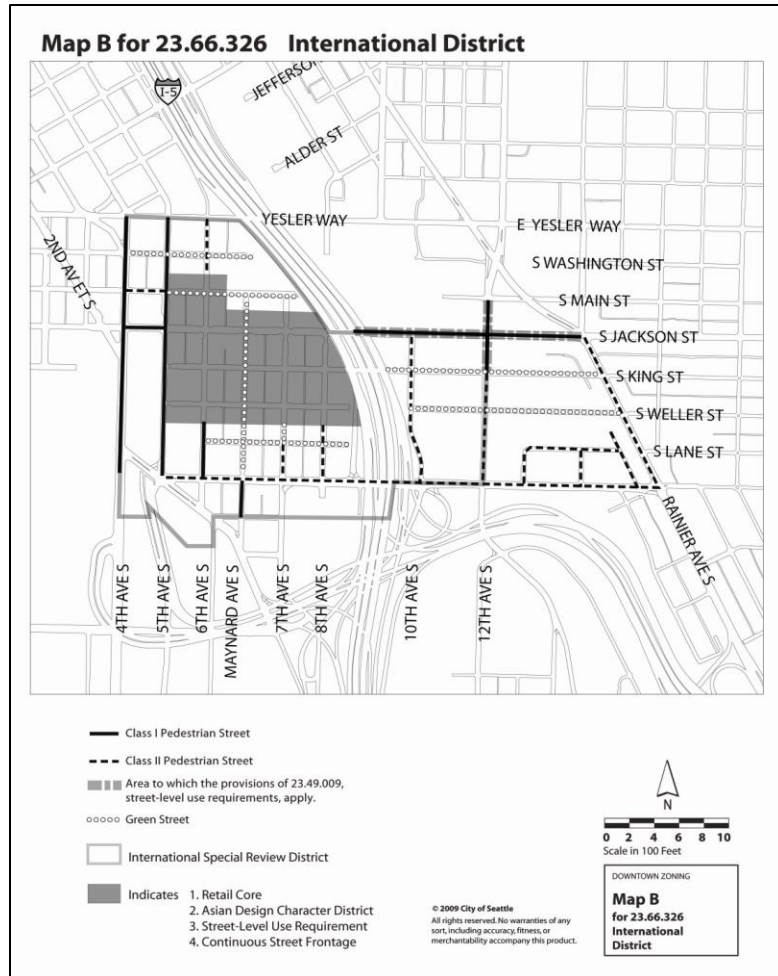
Concept rendering of signature timber bamboo planting with support structure



Implementation

- City-funded projects
- property owner investment
- incentive zoning programs
- common recreation area requirement
- public open space requirement
- approval by SDOT required

Pedestrian Experience



- Street-level uses
- Access to parking & loading
- Design: transparency, blank facades
- Continuity between neighborhood areas

Housing

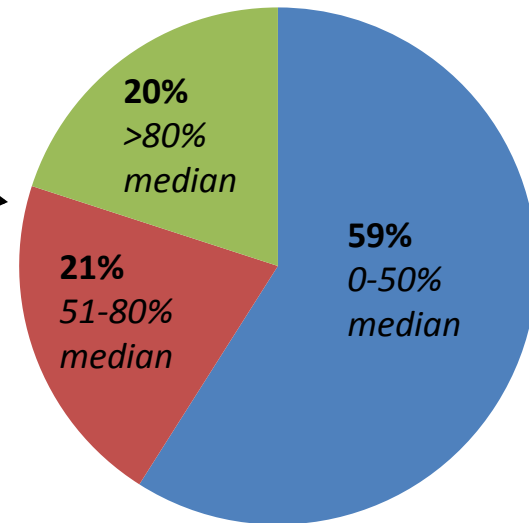
Housing/ mixed use throughout

Housing density at edges

2,526 units today

Future affordable units:

- Incentive zoning
- Housing TDR
- Work with Office of Housing



Composition of Housing in
Chinatown/ ID Today

Business Environment

